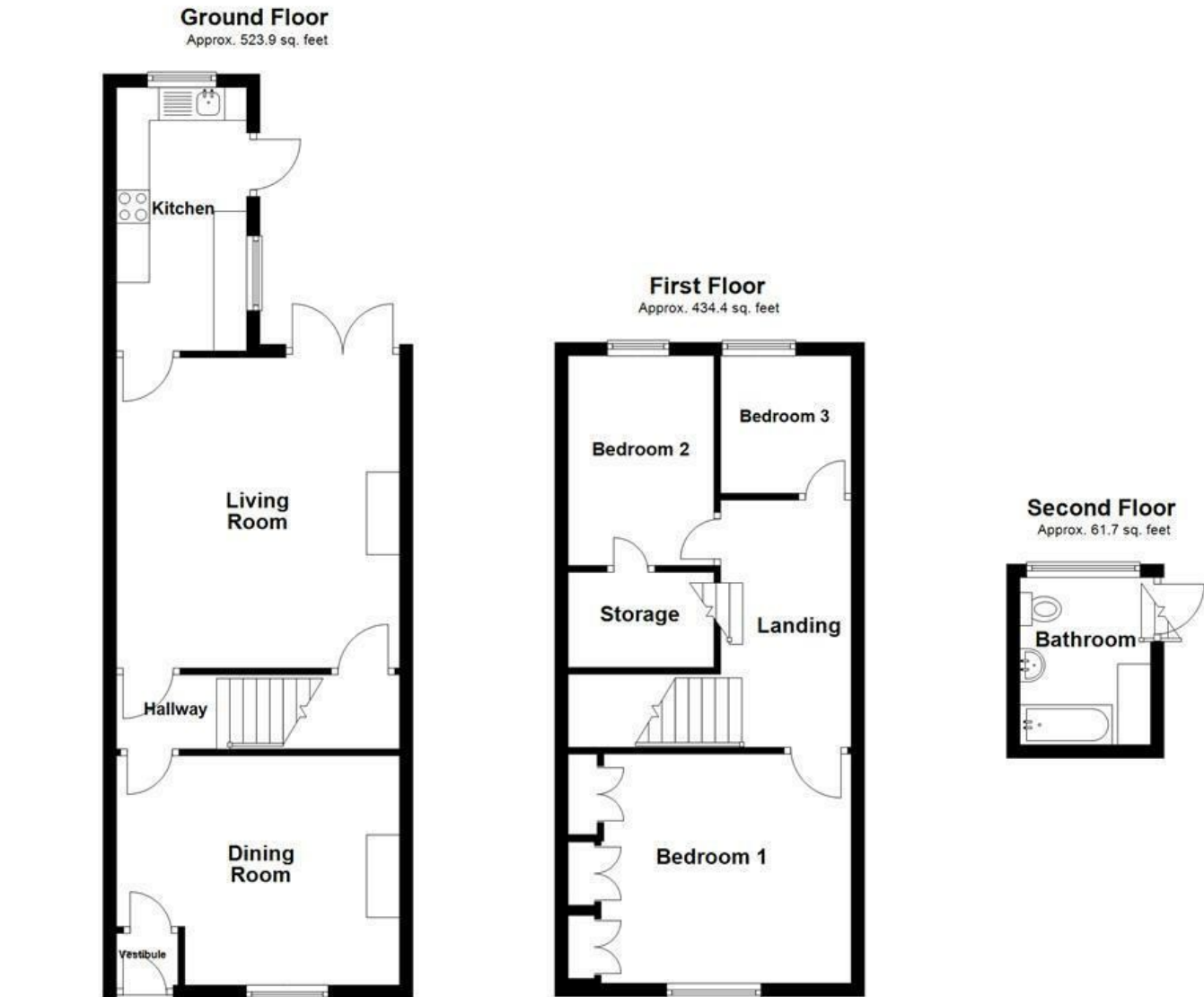




York Street, Rossendale, BB4 8NL

 £190,000

**** Beautifully Presented Three Bedroomed End Terrace ****

Situated in the sought-after village of Crawshawbooth, this well-presented home is ideal for first-time buyers or anyone looking for a property ready to move straight into. The village itself offers a range of independent shops, restaurants and bars, giving it a friendly and lively feel.

Surrounded by beautiful countryside, the area is perfect for those who enjoy outdoor living, with plenty of scenic walks and nearby countryside trails right on the doorstep.

The property is also well placed for transport links, with the X43 bus route close by providing direct access to Manchester city centre, making it ideal for commuters. Rawtenstall and Burnley are both a short drive away and offer a wide range of supermarkets, shops and other local amenities.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- End Terraced Property
- Three Piece Bathroom Suite
- Peaceful surroundings
- EPC Rating D
- Sought After Location
- Rear Kitchen Extension
- Tenure Leasehold
- Three Bedrooms
- Modern Fixtures And Fittings
- Council Tax Band A

Entrance

Ground Floor

Vestibule

Dining Room

11'1" x 14'1" (3.4m x 4.3m)

Lounge

15'5" x 14'1" (4.7m x 4.3m)

Kitchen Extension

13'1" x 6'6" (4.0m x 2.0m)

First Floor

Landing

Bedroom One

14'1" x 11'1" (4.3m x 3.4m)

Bedroom Two

10'5" x 6'6" (3.2m x 2.0m)

Bedroom Threee

6'6" x 6'10" (2.0m x 2.1m)

Bathroom

9'6" x 6'6" (2.9m x 2.0m)

External

Yard to Rear



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